

Diane Tradd
Assistant City Manager/Director

R. Eric Slagle, Director

April 7, 2020

Mayor John Leahy
and
Members of the City Council

RE: Planning Board recommendation with respect to a proposed zoning amendment to amend the Hamilton Canal-District Form-Based Code to reduce the minimum floor clearance and permit above ground structured parking at Parcel 1 (330 Jackson Street)

Dear Mayor Leahy and Members of the City Council:

On April 6, 2020, the Lowell Planning Board held a Public Hearing to hear all interested persons relative to an ordinance to amend "The Code of Ordinances City of Lowell, Massachusetts," with respect to Chapter 290 thereof entitled, "Lowell Zoning Code" by amending certain sections of 10.3 entitled "Hamilton Canal District Form-Based Code". The amendment would reduce the minimum floor clearance from 10-ft. to 8-ft. and would allow structured parking at the street level and upper levels of Parcel 1 (330 Jackson Street) in the Hamilton Canal Innovation District. Please find the proposed amendment enclosed with this letter. No members of the public spoke on the proposal.

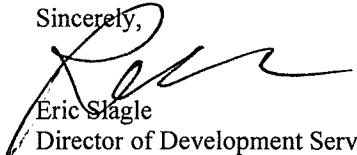
Member Richard Lockhart motioned and Member Caleb Cheng seconded the motion to recommend that the proposed zoning amendment be APPROVED based on:

1. The Hamilton Canal District Master Plan, which anticipated a combination of underground and above ground parking in the district totaling 1,800 spaces. If constructed, a parking garage on Parcel 1 will, along with the City's garage on Parcel 14, help to fulfill this anticipated need.
2. Changing market conditions, as acknowledged in the Hamilton Canal District Master Plan, as a reason why the projected uses and buildings may need to evolve. The plan anticipated more subsurface parking than likely will be possible due to soil conditions, so an additional above ground parking garage is necessary.
3. The increased scale of the Lowell Justice Center and its associated parking needs. The Hamilton Canal District Master Plan anticipated fewer courts and offices within the building.
4. The transit-oriented development vision of the Hamilton Canal District Master Plan, which sought to concentrate structured parking on few parcels and avoid surface parking lots.
5. The City's master plan, Sustainable Lowell 2025, which encourages facilitating job creation through new office space and commercial development and increasing the number of market rate residences in the downtown. A parking garage on Parcel 1 would support additional mixed-use development on other parcels in the district.

The Board voted unanimously (5-0) to support the motion.

If you have any questions or need any assistance, please contact Jared Alves, Senior Planner at the Department of Planning and Development, at JAlves@LowellMA.gov or 978-674-1464.

Sincerely,


Eric Slagle
Director of Development Services

Enclosure

cc: Eileen M. Donoghue, City Manager
Christine P. O'Connor, City Solicitor
Diane Tradd, Assistant City Manager/DPD Director
Chairman Thomas C. Linnehan and Planning Board Members

2020 APR - 8 AM 9:57

RECEIVED
DEPARTMENT OF
PLANNING AND
DEVELOPMENT
APR 8 2020

COMMONWEALTH OF MASSACHUSETTS

CITY OF LOWELL

In City Council

ORDINANCE

An Ordinance Amending "The Code of Ordinances City of Lowell, Massachusetts," with respect to Chapter 290 Thereof Entitled, "Lowell Zoning Code" by amending the certain sections of 10.3 entitled "Hamilton Canal District Form-Based Code".

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LOWELL, as follows

"The Code of Ordinances City of Lowell, Massachusetts", hereinafter called the "Code," adopted by the City Council on December 23, 2008, as amended, is hereby further amended with respect to Chapter 290 thereof entitled, "Lowell Zoning Ordinance," adopted December 7, 2004, as amended, as follows:

1. Amending s. 10.3.8.(3) entitled Building Form Standards
Parcel 1 (Zoning District HCD-E: HCD Revere Street District)

By amending "**B: Building Configuration**" Floors: from 10' minimum clearance to 8' minimum clearance; and
2. By amending "**D: Uses – See Also Allowed Uses Table at 10.3.10(4)**", to allow structured parking ("P");

By Amending Street Level by inserting "P"; and
By Amending Upper Levels by inserting "P".
3. Amend s.10.3.10.4 entitled "**Use Regulations within HCD Zoning Districts**" (HCD-E) Revere Street by inserting "P" in the Street Level column and inserting "P" in the Upper Levels column.

This Ordinance shall take effect upon its passage in accordance with Section 1-17 of the "Code" and the provisions of Chapter 43 and 40A of the General Laws of Massachusetts.

APPROVED AS TO FORM:



Christine P. O'Connor
City Solicitor

Hamilton Canal District

Parcel 1 (Zoning District HCD-E: HCD Revere Street District)

Zoning District Description:

This zoning district on the southeast corner of Jackson and Revere Street is well suited to a building that will effect a transition between the historic mill buildings to the east and the courthouse to the west. This district is designed to promote economic development of the Jackson and Middlesex Street areas.

Parcel Description:

This parcel is the only parcel in Zone HCD-E.

Parcel Size: 0.66 acre

Standards for Parcel 1

A: Site Configuration

Site Configuration for Parcel 1						
Side	Build To Line* (feet)		Street Wall*		Maximum Setback*	
	Minimum	Maximum	Minimum street wall %*	Height range	Up to x%	Up to x feet
N	5	9	55%	55' – 85'	45%	50
E	0	4	30%	55' – 85'	70%	50
S	7	20	30%	55' – 85'	70%	50
W	0	4	30%	55' – 85'	70%	50
*See definitions for an understanding of Build To Line, Street Wall % and Maximum Setback						

Parcel Coverage: 55% minimum – 90% maximum

B: Building Configuration

Floors: 8' minimum clear first floor height

Encroachment: Allowed at 10' minimum above the sidewalk level and is allowed extend out 3' maximum

Projections: Allowed at 10' minimum above the sidewalk level and is allowed to extend out 6' maximum into setback area; and extend 3' maximum beyond property line.

Maximum Height: 85'

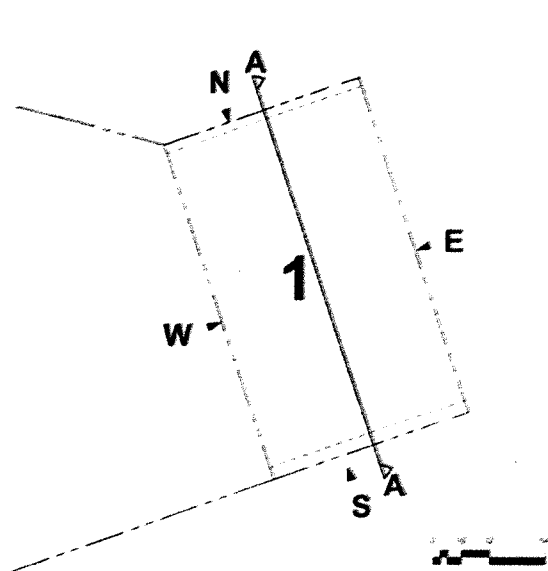
C: Other Requirements

- Any vehicular access to below-grade parking must be provided along the North side of the parcel.

D: Uses – See Also Allowed Uses Table at 10.3.10(4)

Allowed Uses in the HCD-E: HCD Revere Street District:	
See notes under Section 10.3.10(4)	
Lower Level (See note #1)	P, R, IRE, RRC, UTP, OL
Street Level	P, IRE, RRC, UTP, OL
Upper Levels	P, R, IRE, UTP, OL

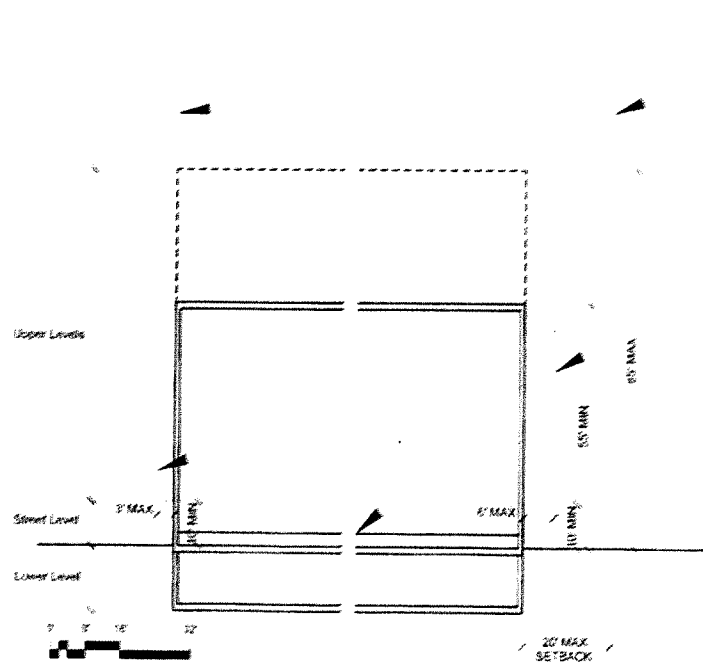
Form-Based Code
Parcel 1: Graphical Standards



Site Configuration Standard



KEY PLAN



Vertical Dimension Standard
Section A-A

Property line

Floor of residential development
allowed to start up to 3 feet above
the sidewalk elevation

Projection / encroachment if
beyond prop line

Eileen M. Donoghue
City Manager

Kara Keefe Mullin
Assistant City Manager

March 3, 2020

Mayor John J. Leahy
and
Members of the City Council

REFERENCE: Parcel 1 Zoning Amendment

Dear Mayor Leahy and Members of the City Council:

The City of Lowell continues to work with developers interested in the Hamilton Canal Innovation District (HCID), including Lupoli Companies ("Lupoli") to bring the vision of the district to fruition. As the City administration continues to hear development proposals, a number of parties including Lupoli have expressed interest in Parcel 1 for the purposes of a privately-run, privately-owned parking garage. Currently, the HCID Form-Based Code does not allow for parking on the upper levels of any structure proposed for the site. Should the City Council agree that a parking structure could make sense on this parcel in the district, and then the Council may wish to consider the attached changes to Parcel 1 in the HCID Form Based Code. The changes are relatively minor and are as follows:

- Allow structured parking spaces on the upper floors of any structure in the district
- Reduce the required floor height clearance from 10 feet to 8 feet

I respectfully request that the City Council refer the proposed amendment to Parcel 1 in the Hamilton Canal District Form Based Code to the Planning Board meeting of April 6, 2020 for a recommendation.

Sincerely,



Eileen M. Donoghue
City Manager

cc: Diane N. Tradd, Assistant City Manager/DPD Director
Christine P. O'Connor, City Solicitor
R. Eric Slagle, Director of Development Services
Claire V. Ricker, Chief Design Planner
Joseph Giniewicz, Urban Renewal Project Manager